

convey unto Central Maine Power Company, its successors and assigns, the right perpetually to maintain said poles in the following center line:

Beginning at a stake set in the southerly side line of Depot Street, two hundred and sixty-two (262) feet easterly measured along said side line from an iron pipe set in a fence line at the northeasterly corner of land of Ella Clay. Thence S 12° 00' E (Magnetic Meridian 4/14/44) three hundred fifty-one (351) feet to a stake set at the northerly side of the concrete building (Machine Room Building on the Insurance Map), said last named stake being one hundred twenty-eight (128) feet westerly measured along said side of the above mentioned building from the northeasterly corner of the Finishing & Shipping Bldg. (See Insurance Map) adjacent thereto.

And with all necessary foundations, fixtures, anchors, guys, braces, cables, wires and other appurtenances; also the right perpetually to transmit electricity through said wires for all purposes of the grantee, its successors and assigns; also the right perpetually to maintain, repair, replace, respace, or remove said poles and wires with all appurtenances thereof; also the right perpetually from time to time to trim and cut down such trees, limbs and bushes growing on either side of said line as if allowed to remain would interfere with the safe and efficient operation of said line; also the right perpetually to enter on said land at any and all times whenever it may become necessary or convenient so to do in connection with carrying out any or all of the foregoing purposes.

TO HAVE AND TO HOLD the above granted rights and easements to said Central Maine Power Company, its successors and assigns, to its and their use and behoof forever.

IN WITNESS WHEREOF, the Cumberland Securities Corporation has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Fred D. Gordon, its President, thereunto duly authorized this 8th day of October, A. D. 1944.

Signed, Sealed and Delivered in presence of

Geo. E. Haggas

CUMBERLAND SECURITIES CORPORATION

CORPORATE SEAL

By Fred D. Gordon Its President

State of Maine. Cumberland, ss. Portland, Maine. October 8, 1944.

Personally appeared the above named Fred D. Gordon, President of the Cumberland Securities Corporation and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me, Cleora A. Reed Notary Public Notarial Seal

Received October 9, 1944, at 3h 10m P. M., and recorded according to the original

THIS INDENTURE made in triplicate this 18th day of May, 1944, by and between Louis Kourapis, 888 Main St., Westbrook, Maine, as landlord, and the GREAT ATLANTIC & PACIFIC TEA COMPANY, a duly organized and existing corporation, having its principal office and place of business at 420 Lexington Ave., New York, N. Y. as tenant

Kourapis
to
Great
A. & P.
Tea Co.
Lease

VIL-RESP00305

CORPORATE SEAL

July 1, 1944.

NOW THEREFORE, in consideration of one dollar (\$1.00) and other valuable considerations, the sum being less than one hundred dollars (\$100.00) paid by said Central Maine Power Company, the receipt whereof is hereby acknowledged, Cumberland Securities Corporation, a corporation organized and existing by law, does hereby for itself, its successors and assigns forever, give, grant, bargain, sell and

convey unto Central Maine Power Company, its successors and assigns, the right perpetually to maintain said poles in the following center line:

Beginning at a stake set in the southerly side line of Depot Street, two hundred and sixty-two (262) feet easterly measured along said side line from an iron pipe set in a fence line at the northeasterly corner of land of Ella Clay. Thence S 12° 00' E (Magnetic Meridian 4/14/44) three hundred fifty-one (351) feet to a stake set at the northerly side of the concrete building (Machine Room Building on the Insurance Map), said last named stake being one hundred twenty-eight (128) feet westerly measured along said side of the above mentioned building from the northeasterly corner of the Finishing & Shipping Bldg. (See Insurance Map) adjacent thereto.

And with all necessary foundations, fixtures, anchors, guys, braces, cables, wires and other appurtenances; also the right perpetually to transmit electricity through said wires for all purposes of the grantee, its successors and assigns; also the right perpetually to maintain, repair, replace, respace, or remove said poles and wires with all appurtenances thereof; also the right perpetually from time to time to trim and cut down such trees, limbs and bushes growing on either side of said line as if allowed to remain would interfere with the safe and efficient operation of said line; also the right perpetually to enter on said land at any and all times whenever it may become necessary or convenient so to do in connection with carrying out any or all of the foregoing purposes.

TO HAVE AND TO HOLD the above granted rights and easements to said Central Maine Power Company, its successors and assigns, to its and their use and behoof forever.

IN WITNESS WHEREOF, the Cumberland Securities Corporation has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Fred D. Gordon, its President, thereunto duly authorized this 6th day of October, A. D. 1944.

Signed, Sealed and Delivered in presence of

Geo. E. Haggas

CUMBERLAND SECURITIES CORPORATION

CORPORATE SEAL

By Fred D. Gordon Its President

State of Maine. Cumberland, ss. Portland, Maine. October 6, 1944.

Personally appeared the above named Fred D. Gordon, President of the Cumberland Securities Corporation and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me, Cleora A. Reed Notary Public Notarial Seal

Received October 9, 1944, at 3h 10m P. M., and recorded according to the original

THIS INDENTURE made in triplicate this 18th day of May, 1944, by and between Louis Kourapis, 888 Main St., Westbrook, Maine, as landlord, and the GREAT ATLANTIC & PACIFIC TEA COMPANY, a duly organized and existing corporation, having its principal office and place of business at 420 Lexington Ave., New York, N. Y. as tenant

Kourapis
to
Great
A. & P.
Tea Co.
Lease

VIL-RESP00307

4096/280

280 4508

21744

41-2207

KNOW ALL MEN BY THESE PRESENTS, that Lawrence J. Keddy, of City of Portsmouth,
County of Rockingham, State of New Hampshire and N.M.C. Windham of the town

of Windham in the County of Cumberland

and State of Maine in consideration of One Dollar and other valuable consideration (the sum being less than one hundred dollars) paid by CENTRAL MAINE POWER COMPANY, a Maine corporation and NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, a New York corporation, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Central Maine Power Company and New England Telephone and Telegraph Company, their successors and assigns, the right and easement to construct, erect, rebuild, operate, maintain and remove electric distribution and communication lines for the transmission of electricity and intelligence; together with the necessary poles, wires, cables, cross-arms, braces, anchors, guys and other electrical equipment and appurtenances connected therewith, over, along and across premises owned by the Grantor(s) in the Town of Windham

County of Cumberland and State of Maine, along the route as now staked out, extending in a southeasterly direction from the dividing line between land of these Grantors land of L. C. Andrews Inc. to pole #7.01 Depot Street, thence in a southerly direction to poles #7.02 and 7.03, thence westerly to pole #7.04.

Also the right to cut down and keep trimmed and/or spray or treat with a chemical preparation of the Grantors' selection such trees, branches and underbrush as in the judgment of the Grantees, interfere with or endanger the proper operation and maintenance of the lines constructed along the above described location, together with the right to enter upon the Grantor's premises for any and all of the foregoing purposes.

It is understood and agreed that the rights and easements hereby conveyed are to be jointly owned by Central Maine Power Company and New England Telephone and Telegraph Company, their successors and assigns. If either Central Maine Power Company or New England Telephone and Telegraph Company, or the successors or assigns of either, shall relinquish or abandon the rights and easements hereby conveyed, the same shall become the sole property of the remaining company.

TO HAVE AND TO HOLD the above granted rights and easements to the said Central Maine Power Company and New England Telephone and Telegraph Company, their successors or assigns, to their own use and behoof forever.

IN WITNESS WHEREOF, the said Lawrence J. Keddy and N.M.C. Windham have
caused this instrument to be signed and sealed by Lawrence J. Keddy and
Harold Siegel, President of N.M.C. Windham, hereunto duly authorized

10th day of October, 1974.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Ann P. Gagnis
Ann P. Gagnis

LAWRENCE J. KEDDY
Lawrence J. Keddy
N.M.C. WINDHAM
By: Harold Siegel
Its President

STATE OF MAINE
County of Cumberland

Personally appeared the above named Lawrence J. Keddy and Harold Siegel
and acknowledged the foregoing instrument to be his free act and deed, before me, in their said capacity,

MY COMMISSION EXPIRES 6-28-78
STATE OF MAINE
Margaret L. Fisher Notary

CUMBERLAND, ME. REGISTRY OF DEEDS
Received at 1 HOPKINS on SEP 15 1977 and recorded in
Book 4096 Page 280 Attest
Margaret L. Fisher Register

0024527

BK15464PG323

EASEMENT DEED

PRESUMPCOT/PHOENIX LLC, a Maine limited liability company, of Windham, Maine, for valuable consideration, grants to DOWD PROPERTIES LLC, a Maine limited liability company, with a mailing address of P.O. Box 4894, Portland, ME 04112, its successors and assigns, an easement in the following described real property situated in Windham, Cumberland County, Maine:

A easement over and across a certain parcel of land situated on Main Street in Windham, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey an easement to recognize existing encroachments by Grantee's improvements along the northerly common boundary of Grantor's property to accommodate a concrete walkway, enclosed building entrance, and a second level porch and building entrance, which encroaches on or over a portion of the premises described in a deed from Barnard-Marquit Corporation to Grantor herein dated November 6, 1997, recorded in the Cumberland County Registry of Deeds in Book 13431, Page 164, and permit maintenance, repair and replacement of said building and improvement encroachments. The approximate location of said easement being depicted as the cross hatched area on Exhibit B attached hereto.

Joining in this easement to subordinate its interest in the above described property by virtue of a mortgage dated November 6, 1997, recorded in said Registry of Deeds in Book 13431, Page 167, is the Barnard-Marquit Corporation.

Witness our hands this 9th day of May, 2000.

PRESUMPCOT/PHOENIX LLC

Leticia A. Wickham
Witness

George B. Wood
By: George B. Wood, Member

BARNARD-MARQUIT CORPORATION

Garry J. Danton
Witness

Marilyn L. Goodreau
By: Marilyn L. Goodreau
Its: President

VIL_RESP00309

BK15464PG324

STATE OF MAINE
CUMBERLAND, SS.

Monday 9, 2000

Personally appeared the above named George B. Wood, Member of Presumpscot/Phoenix LLC, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

Before me,

Patricia G. Walker
Notary Public

PATRICIA G. WALKER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 31, 2006

PATRICIA G. WALKER
Printed Name

(seal)

STATE OF MAINE
CUMBERLAND, SS.

April 13, 2000

Personally appeared the above named Marilyn L. Goodreau, the President of the Bernard-Marquit Corporation, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Nancy L. Proctor
Notary Public

NANCY L. PROCTOR
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 15, 2005

Nancy L. Proctor
Printed Name

(seal)

CL-13556

VIL_RESP00310

BK 5464 PG 325

EXHIBIT A

A certain lot or parcel of land located on the easterly side of Main Street, a/k/a Route 202, in Windham, Cumberland County, Maine, and described as follows:

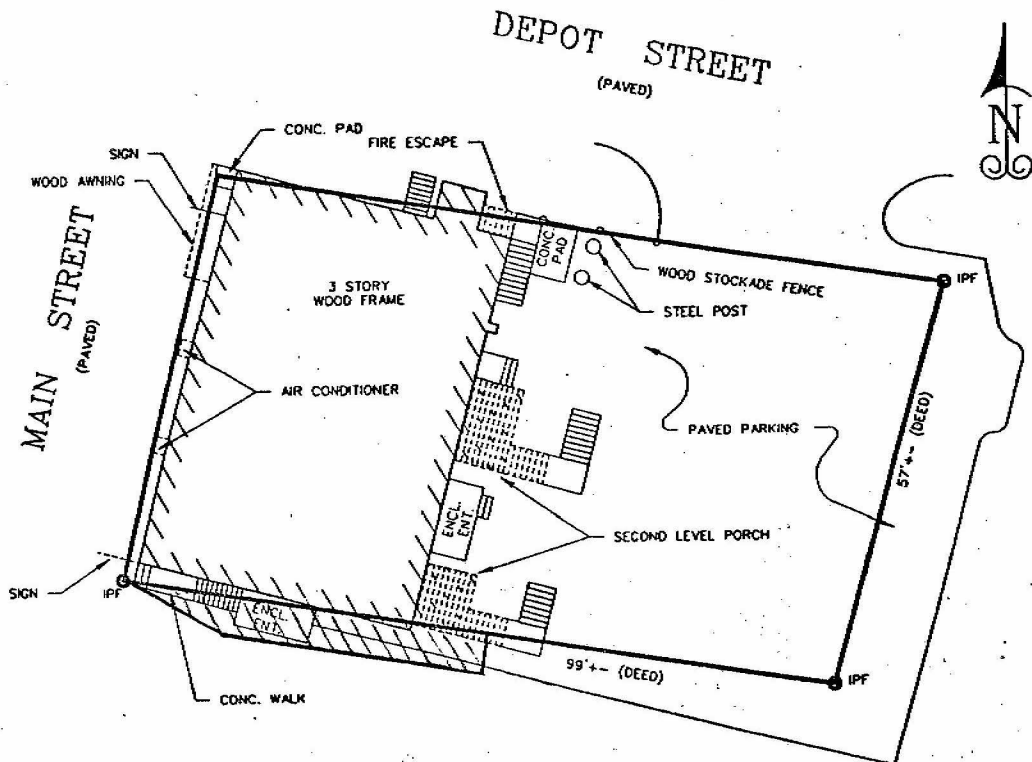
Beginning at a point located S 15° 46' 30" W a distance of 65.82 feet from the southerly corner of the intersection of Depot Road and Main Street, said point being the southwesterly corner of the property described in a deed from Robert P. Miele and Alys E. Miele to William C. Dilio and Patricia A. Dilio dated October 5, 1983, and recorded in the Cumberland County Registry of Deeds in Book 6300, Page 225; thence N 80° 45' E along the southerly side of said Dilio property a distance of 50 feet to a point; thence turning southerly and perpendicular to the last described call a distance of 7 feet to a point; thence turning S 80° 45' W and continuing to a point located N 80° 45' E a distance of 15 feet from the easterly side of Main Street; thence turning northwesterly and continuing a distance of 16 feet, more or less, to the easterly side of Main Street and the point of beginning.

The above courses are based upon an unrecorded plan entitled Plan of Land in South Windham, Maine for Grinnell Company, Inc. by Owen Haskell, Inc. dated July 14, 1969.

VIL_RESP00311

BOOK 5464 PG 326

EXHIBIT B



RECEIVED
RECORDED REGISTRY OF DEEDS

2000 MAY 11 AM 11:09

CUMBERLAND COUNTY

John B. Brown

VIL_RESP00312

1205
(122)

4162
277

Know all Men by these Presents,

That LAWRENCE J. KEDDY, P. O. Box 40, Windham, Maine, as mortgagee under a Mortgage from National Metal Converters of Windham, Inc. dated January 2, 1975 and recorded in Cumberland County Registry of Deeds in Book 3638, Page 56, and under a Supplemental Mortgage and Security Agreement from New England Steel Co., Inc., formerly known as National Metal Converters of Windham, Inc. dated September 24, 1976 and recorded in said Registry of Deeds in Book 3915, Page ~~xxxxxx~~ 58, and as attorney in fact for said mortgagors pursuant to the power of sale granted in said mortgages,

in consideration of One Hundred Thousand Dollars (\$100,000.00)
paid by Lawrence J. Keddy,

and whose mailing address is P. O. Box 40, Windham, Maine
the receipt whereof I do hereby acknowledge, do hereby remise,
release, bargain, sell and convey, and forever quit-claim unto the said

Lawrence J. Keddy, his heirs and assigns forever,
a certain lot or parcel of land

See Exhibit A attached hereto

VIL RESP00313

4162
277

273

To have and to hold the same, together with all the privileges
and appurtenances thereunto belonging, to the said

Lawrence J. Keddy, his

heirs and assigns forever.

In Witness Whereof, the said Lawrence J. Keddy, as mortga-
gee and attorney in fact of New England Steel Co., Inc. as
aforesaid, ~~and~~

~~and~~

~~and~~

~~giving to the said Lawrence J. Keddy, as mortgagee and attorney in fact of New England Steel Co., Inc. as aforesaid, the right to do and execute the above described~~

~~premises~~ has

hereunto set his hand and seal this 17th

day of January in the year of our Lord one thousand nine

hundred and seventy-eight.

Signed, Sealed and Delivered
in presence of

L. Amory
D. both

NEW ENGLAND STEEL CO., INC.

By *Lawrence J. Keddy*
Attorney in Fact

Lawrence J. Keddy
Lawrence J. Keddy, Mortgagee

State of Maine,
Cumberland

} ss.

January 17 19 78 .

Personally appeared the above named

Lawrence J. Keddy

and acknowledged the above instru-

ment to be his free act and deed, and his free act and deed in his
said capacity.

Before me, *Charles Amory*
Justice of the Peace.
Notary Public.
Attorney at-Law.

No Corp
Seal

VIL_RESP00314

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly side line of Main Street (Route #202), which point is located One Hundred Seventy-Five (175) feet southerly along said easterly side line of Main Street from the southwesterly corner of land now or formerly owned by Robert P. Miele, et al; thence South 77° 33' East, Three Hundred Fifty-Five and Eighty-three Hundredths (355.83) feet to the face of the westerly foundation of the main factory building situated on the land herein conveyed; thence South 12° 27' West along the said face of the westerly foundation Fifty-eight and Seventy-four Hundredths (58.74) feet to a corner of said foundation; thence South 77° 50' East by the face of the southerly foundation of said building a distance of Thirty-four and Seventy-two Hundredths (34.72) feet to a point distant Twenty-five (25) feet northeasterly from the center of the 12,000 volt electric pole line which runs southeasterly from a point near said corner of said foundation; thence running Twenty-five (25) feet distant northeasterly from and parallel with said center of said electric pole line South 42° 33' East Three Hundred Eighty-nine and Sixty Hundredths (389.60) feet to a point; thence continuing Twenty-five (25) feet distant easterly from and parallel with said center of pole line South 3° 58' 30" West Six Hundred Six and Sixty-two Hundredths (606.62) feet to a point being situated Twenty-five (25) feet easterly of the center of said electric pole line and at a point which intersects with a line at right angles to the westerly boundary of main line of track of Maine Central Railroad and a switch thereon; thence running South 79° 36' 30" East Sixty-seven and Thirteen Hundredths (67.13) feet to the westerly boundary of land now or formerly of Maine Central Railroad; thence running North 0° 40' 40" West One Hundred Seventy-two and Forty-six Hundredths (172.46) feet to a point on said westerly boundary; thence North 73° 03' 30" East Fifty (50) feet to a point on said westerly boundary; thence North 10° 23' 30" East by said Railroad land, a distance of Eight Hundred Twelve and Forty-two Hundredths (812.42) feet to a point; thence northerly along said Railroad boundary along an arc having a radius of One Thousand Eight Hundred Eighty-one and Eighty-six Hundredths (1881.86) feet, One Hundred and One and Two Hundredths (101.02) feet to a point (marked by an iron set) on the southeasterly corner of land now or formerly of the Hart heirs; thence South 75° 49' West by said land of the Hart heirs, One Hundred Forty-eight and Eight Hundredths (148.08) feet to the southerly corner of said land of the Hart heirs (marked by an

iron set); thence North 41° 27' West, Seventy-two (72) feet to a southwesterly corner of the land of the Hart heirs (marked by an iron set); thence North 15° 32' West, One Hundred Forty-one (141) feet to the northwesterly corner of the land of the Hart heirs on the southerly side of Depot Street (marked by a monument set); thence South 73° 29' West, Thirty-five and Eighty-three Hundredths (35.83) feet along the southerly side of Depot Street to a point (marked by an iron set); thence North 89° 7' West, Two Hundred Eighty-one and Eighty-one Hundredths (281.81) feet to the northeasterly corner of land now or formerly owned by Dorothy Chaplin (marked by a monument set); thence South 15° 46-1/2' West, Fifty-nine and Ninety-seven Hundredths (59.97) feet to the southeasterly corner of said Chaplin land (marked by a monument set); thence North 83° 2' West, Fifty-five and Sixty-five Hundredths (55.65) feet to a southerly corner of said Chaplin land (marked by an iron set); thence North 80° 55' West, Eighteen and Ninety Hundredths (18.90) feet to the southwesterly corner of said Chaplin land (marked by an iron set); thence North 15° 46-1/2' East, Fifty-seven and Seventy-five Hundredths (57.75) feet to the northwesterly corner of said Chaplin land on the southerly side line of Depot Street (marked by a monument set); thence North 80° 55' West, Eighty-nine and Fifty Hundredths (89.50) feet to the northeasterly corner of land now or formerly of Robert P. Miele (marked by an iron set); thence South 15° 46-1/2' West, Fifty-seven and Seventy-five Hundredths (57.75) feet to the southeasterly corner of said Miele land (marked by an iron set); thence North 80° 55' West, Ninety-nine and Fifty Hundredths (99.50) feet to the southwesterly corner of said land of Robert P. Miele on the easterly side line of Main Street; thence South 13° 56-1/2' West, One Hundred Seventy-five (175) feet to the point of beginning; together with all the Grantor's right, title and interest in and to the land extending to the center line of all streets or roads adjoining said premises..

Also conveyed herewith and appurtenant to the above-described premises is a right of way for vehicles and pedestrians, Thirty (30) feet in width over the land formerly owned by Atlantic Mills, Inc. and now or formerly owned by Lawrence J. Keddy, extending easterly from the easterly side of Main Street (Route #202) at the point of beginning of the above described premises to a doorway located in the westerly foundation of the main factory building and further conveying to the Grantee herein, his heirs and assigns, the right to maintain and use on, in and over said right of way, the existing platform, door and stairs.

The courses recited herein are magnetic - 1969.

The above described premises are shown on a plan of land in South Windham, Maine for National Metal Converters, Inc. by Owen Haskell, Inc. dated June 19, 1974.

This conveyance is made subject to Maine Central Railroad side track agreements, including the modification agreement between Maine Central Railroad and Keddy Manufacturing Company

recorded at said Registry of Deeds in Book 3459, Page 305.

This conveyance is also made subject to a right of way conveyed by Cumberland Securities Corporation to Central Maine Power Company by deed dated October 6, 1944, and recorded in the Cumberland County Registry of Deeds in Book 1759, Page 348, and also subject to rights of way as they may pertain to the above-described premises reserved in the Deed of Cumberland Securities Corporation to Windham Fibres, Inc., dated July 25, 1945, and recorded in the Cumberland County Registry of Deeds in Book 1787, Page 353.

This conveyance is made subject to the right of Lawrence J. Keddy, his heirs and assigns to maintain, repair and replace the existing structure attached to the building on the above described premises, for the purpose of supporting said 12,000 volt electric pole line and any additional lines.

Also conveying to the Grantee, his heirs and assigns, all the Grantor's right, title and interest in and to the bed of the said river and the right to use the waters of said river where the same is within the premises hereby conveyed, and all rights of flowage appurtenant to these premises, except the flowage, riparian and water rights excepted and reserved to Cumberland Securities Corporation in Indenture with Windham Fibres, Inc. dated July 25, 1945 and recorded in said Registry of Deeds, Book 1789, Page 353, provided that the above described premises are expressly conveyed free of and not subject to the covenants and reservations of Windham Fibres, Inc. as the same relate to the right of Grantee, his heirs and assigns, to use the waters of, and take water from, the Presumpscot River, where and if said waters are within the premises herein conveyed, for cooling and processing purposes and any additional waters obtained from the public water supply, to discharge said waters used for cooling and processing purposes into the Presumpscot River in accordance with applicable local, state and federal standards and to maintain, repair and replace the existing closed circuit cooling pipe extending from the above described premises into the bed of the Presumpscot River, but in no event shall Grantor, its successors and assigns be obligated to maintain or alter the flow of water in the Presumpscot River for the operation, maintenance, repair or replacement of said cooling pipe.

The premises hereby conveyed are subject to the right and easement of the Central Maine Power Company, its successors and assigns, to repair, replace and maintain any and all of its transmissions and distribution lines as are now located along and across said premises and the right of said Central Maine Power Company, its successors and assigns, to overflow and flood the above described premises as may be overflowed and flooded by means of its dam at Mallison Falls all as set forth in deed of Cumberland Securities Corporation to Atlantic Mills, Inc. dated January 29, 1954, recorded in said Registry of Deeds, Book 2167, Page 245.